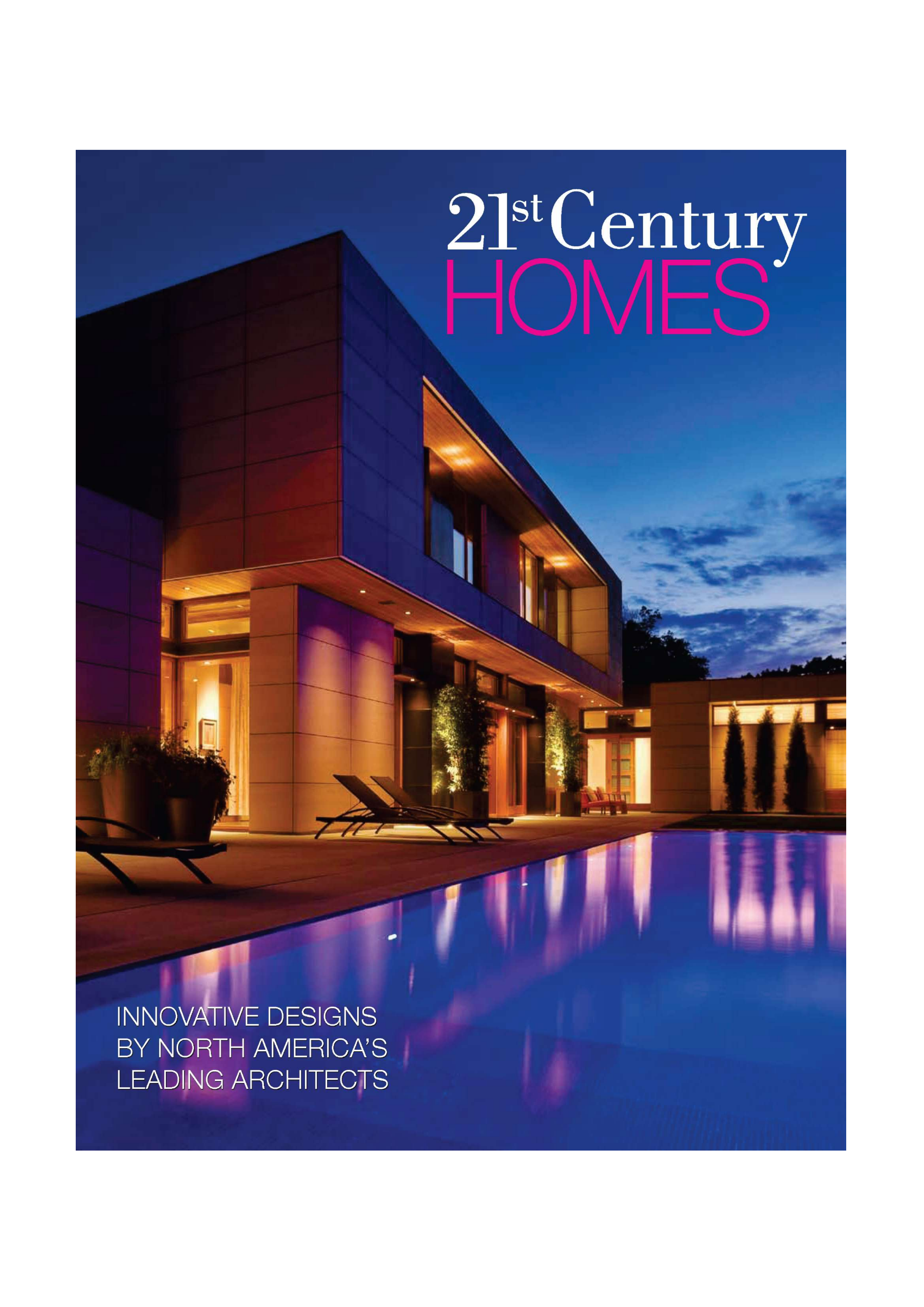


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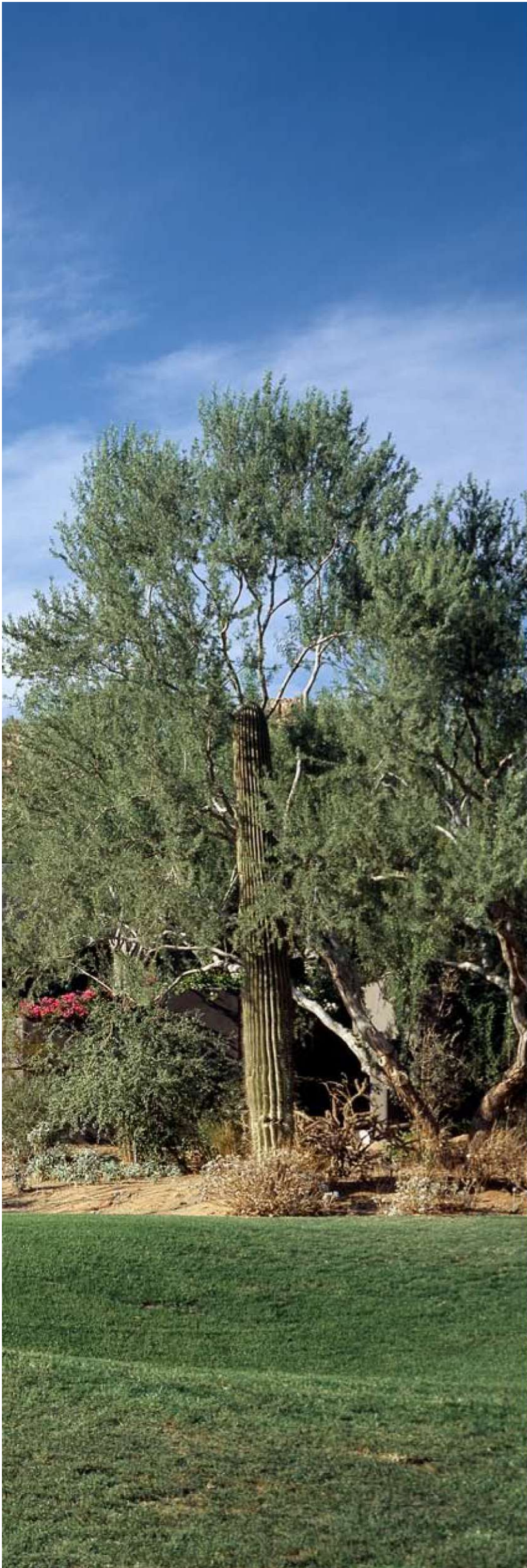
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21st Century HOMES

INNOVATIVE DESIGNS
BY NORTH AMERICA'S
LEADING ARCHITECTS





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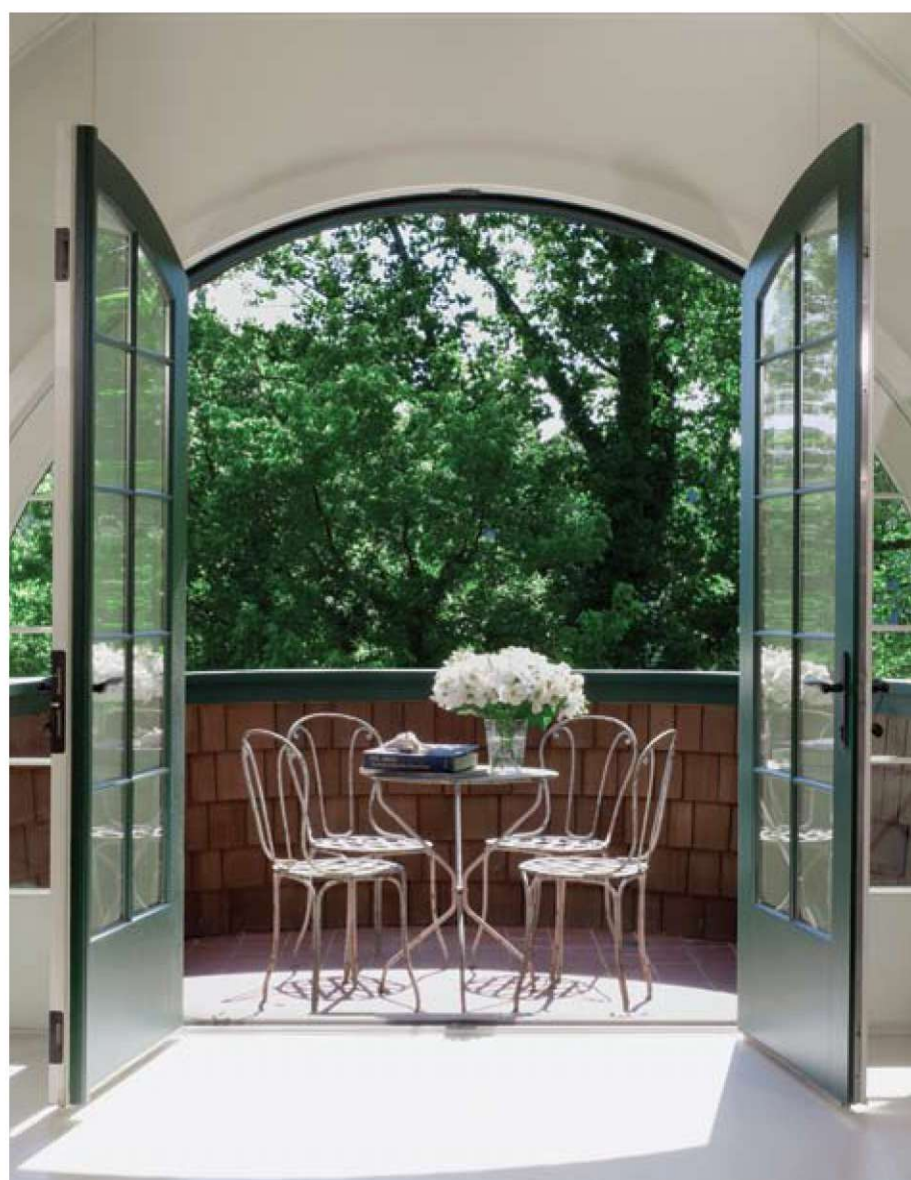
51 SINGLE-FAMILY



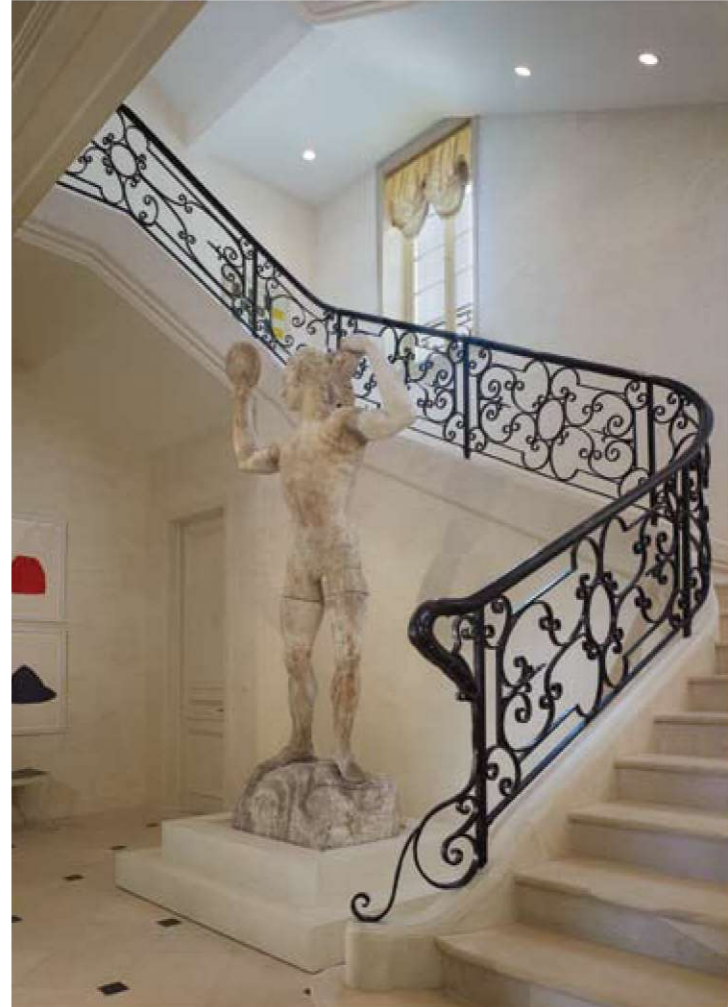


RIGHT: Taking cues from its neighborhood of 1920 bungalows, the new construction offers stacked, curved porches, arched windows in the Shingle Style. The third-story attic—now an open-concept gathering space—spills through French doors onto a curved balcony overlooking the magnificent Potomac River in Washington.
Photographs by Anice Hoachlander

FACING & PREVIOUS PAGES: An established lot with mature trees and landscaping perfectly accommodates the manor house, reminiscent of a home in northern France or Belgium. Authentic materials—dark brown stucco, clay tile, and the limestone entrance—and a thoughtfully tucked away pool and guest house establish the vernacular to convey a sense of permanence. In the library, a coffered ceiling, matured wood, and Venetian plaster also bolster the aged appearance. Designed to impart a cozy feeling through its curvilinear vaulted ceiling and drapery, the spacious master bathroom faces west so the afternoon sunshine quietly washes the space.
Photographs by Bob Narod



RIGHT & BELOW: The Potomac, Maryland, historic Marwood Mansion—built in 1926 as a replica of the central wing of Napoleon's Palace Malmaison, designed for Empress Josephine—has been completely updated with carefully chosen finishes. A new gravel court, 10-car subterranean garage, and gate house now welcome guests to the 15-acre estate. Though updated to improve looks and safety, the stair hall maintains its historic handrail. *Photographs by Anice Hoachlander*





ABOVE & LEFT: Two exterior pavilions and a terrace along the rear elevation frame the expansive river views and add a sense of scale. A cocktail and dining pavilion, separate from the home but sympathetically detailed, is covered with a glass roof. Along the 110-foot-long front façade, a wrought iron and steel Beaux-Arts canopy offers a focal point and shelter.

Photographs by Anice Hoachlander



RIGHT: The major challenge in the historic Georgetown rowhouse was the dark, closed-off stairway that separated the front door from the modern living spaces. A new freestanding steel and wooden stairway with open risers floats against an exposed interior brick wall; visitors are immediately drawn to the rear of the home and the garden beyond.

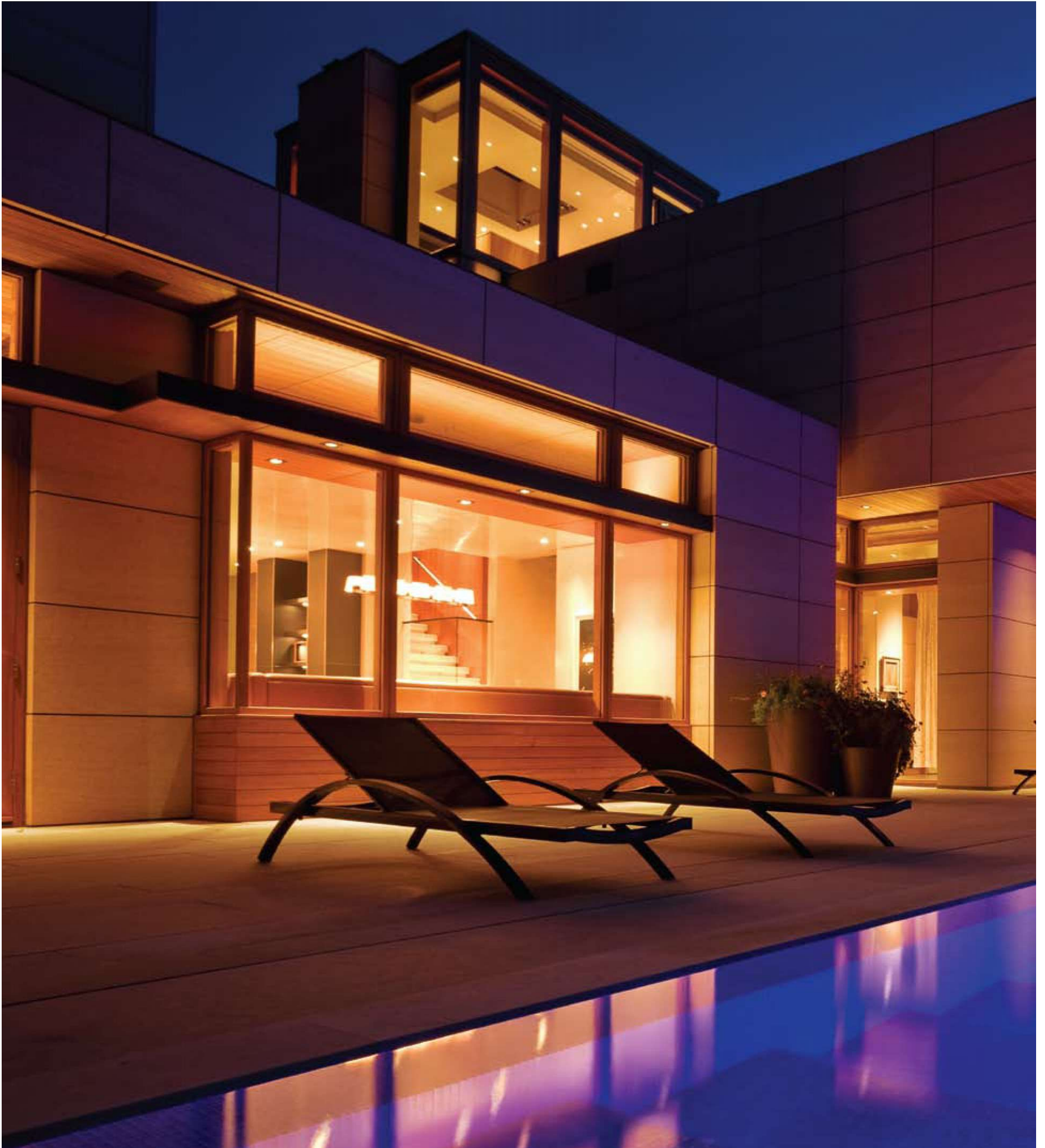
Photograph by Anice Hoachlander

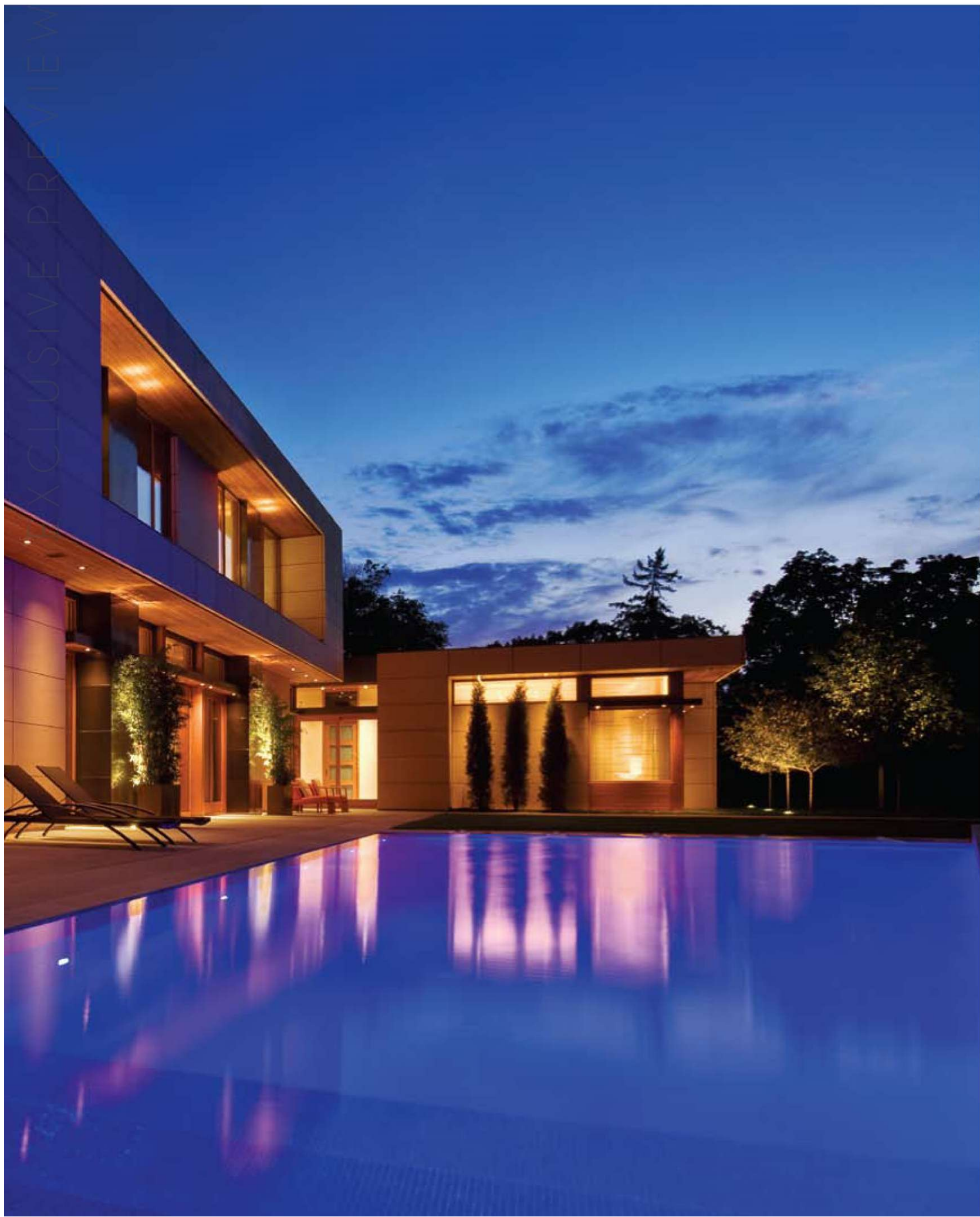
FACING PAGE: The renovation of a previously small home now reveals a modest, one-story residence from the street that expands into a magnificent three-story home as the site gently descends into a forested ravine. Inside and out, the addition reveals a modern interpretation of a Provencal cottage. Natural materials are consistent, from the stucco, stone, and stained mahogany doors outside to the limestone mantel and floors, aged lintel planks above the kitchen opening, and earth tones inside.

Photographs by Anice Hoachlander



CHARLES R. STINSON ARCHITECTS



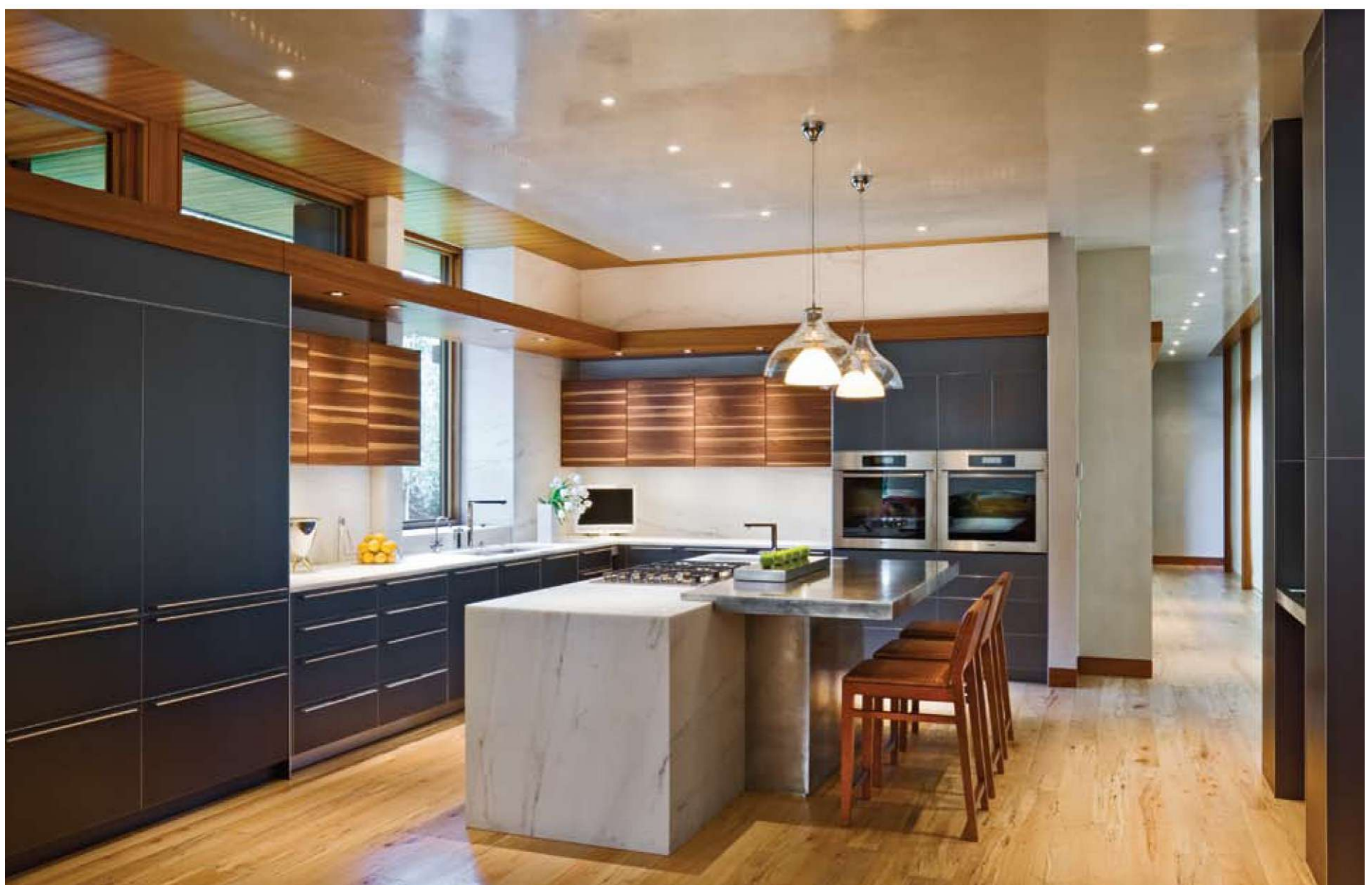




BELOW & FACING PAGE TOP: In the lakeside home, every detail connects with nature, beginning with the 40 geothermal wells that heat and cool the house and heat the swimming pool. Large custom windows parade down the length of the design, topped by transom windows that open for cross ventilation. A blend of materials in the kitchen and living areas—reclaimed spalted maple flooring, anigre maple wall panels, pewter bar top, Bulthaup graphite cabinets and walnut-stripe cabinets, and a marble island and backsplash—impart a serene ambience

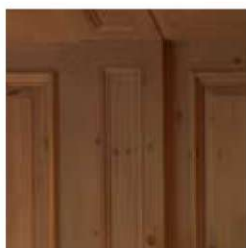
FACING PAGE BOTTOM LEFT: A welcoming foyer features the only curve in the entire home. The Venetian plaster wall gently guides guests inside, where they meet a small, playful stone figure that generates conversation. .

FACING PAGE BOTTOM RIGHT & PREVIOUS PAGES: The site's location next to a popular public area makes privacy a priority. With construction by Streeter & Associates and landscape design by Coen + Partners, the home is enveloped by a granite perimeter wall and organized around a generous courtyard. Locally sourced limestone, installed as it was found to preserve the prehistoric flora and fauna patterns, further refines the private envelope. The central glass tower anchors the home and houses stairs that wrap up to a rooftop deck for unparalleled downtown views. Interior design by Linda Girvin of Aspen and Ruth Johnson with CRS Interiors. *Photographs by Paul Crosby*



CICOGNANI KALLA ARCHITECT







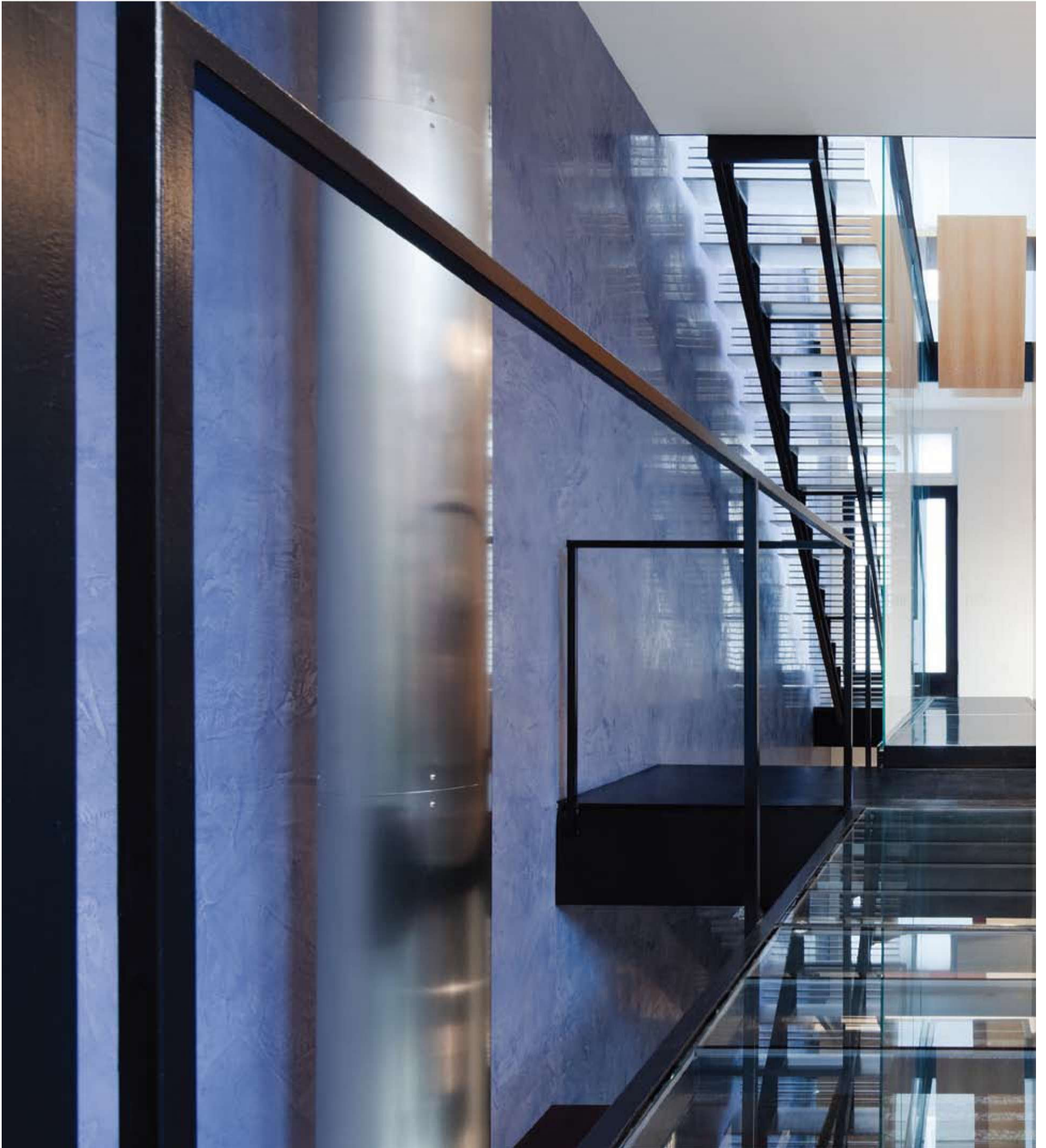


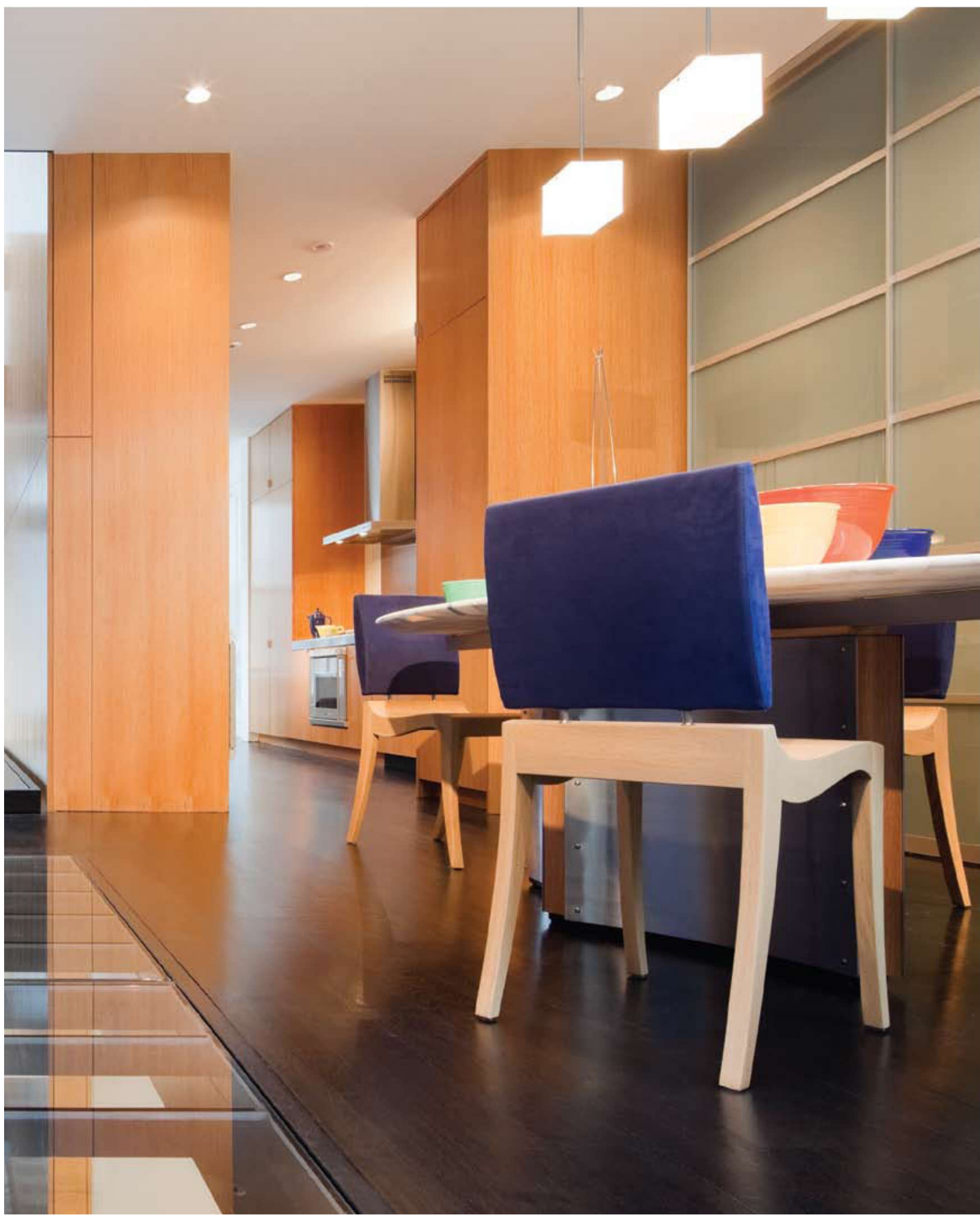
RIGHT: Each room of the 5th Avenue apartment is highly personalized to the family's needs. Crisp white Thassos marble, limestone, and glass comprise the contemporary master bathroom, and while the dressing room around the corner possesses different finishes, it has the same refined aesthetic. Faux-painted cabinetry, nickel bars, and greenish glass surround the island, which conveniently doubles as a massage table. The theme of paneling carries through to the library, whose back wall perfectly frames a Degas; the knotty pine millwork was fabricated by an artisan in England.

FACING & PREVIOUS PAGES: In addition to views of Central Park, the main living space features exquisite coffering; the design called for crown mouldings to be cleverly applied to the ceiling rather than the walls, creating the illusion of extra height. The lightness of the stucco finish reflects light back through the entry hall and plays perfect counterpoint to the ebonized oak flooring. Interior design by Mica Ertegün of Mac II.
Photographs by Ron Amstutz



ROBERT M. GURNEY





RIGHT: Previously used as a warehouse, the late 1800s row house underwent a total transformation: three “caves” with nine-foot ceilings replaced by three spacious levels of varying volumes, all equally open, airy, and bright. Inspired by the owners’ request to leave wood out of the material palette, the corrugated Galvalume ceiling and blue epoxy floors form a whimsical shell.

FACING PAGE TOP & PREVIOUS PAGES: Defined by a system of sculptural open-riser stairs and a glass bridge that spans nearly the entire length of the property, the Washington, D.C., row house reveals little of its traditional turn-of-the-century origins. Natural wood, blue Venetian plaster, glass, steel, and natural light figure prominently.

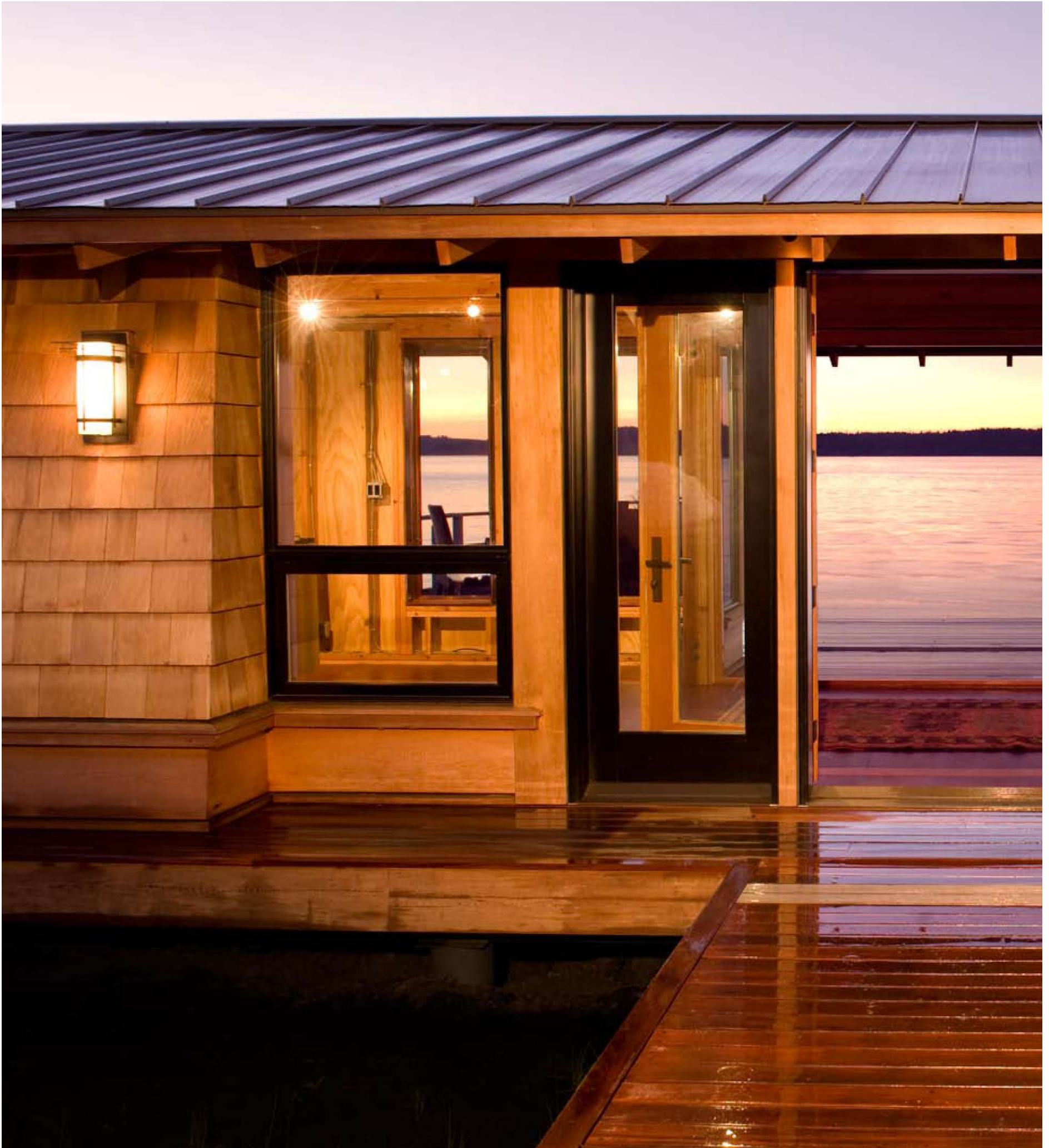
FACING PAGE BOTTOM: While both homes are decidedly modern, they demonstrate how the treatment of volumes—vertical and horizontal—and the specification of earthen and manmade materials can create very different aesthetics.

Photographs courtesy of Robert M. Gurnery





BC & J ARCHITECTURE









TOP RIGHT & PREVIOUS PAGES: A retreat should facilitate a sense of place and nurture the family dynamic. To appease the city's land-use restrictions yet allow a couple's extended family to enjoy the waterfront parcel, a 425-square-foot boathouse was renovated for day use. A nearby guesthouse serves as the overnight accommodations.

Photographs by Pete Saloutos

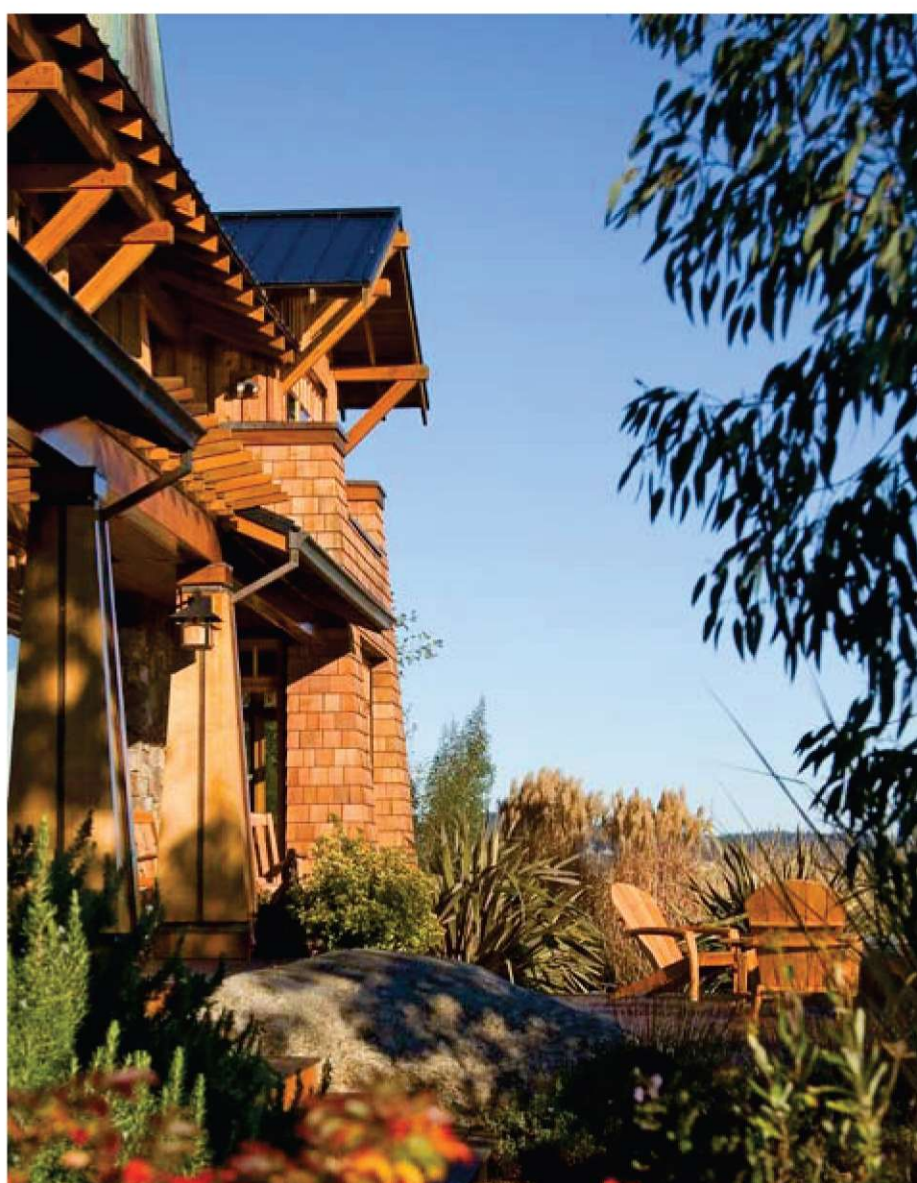
MIDDLE RIGHT & FACING PAGE: Whether building new for a growing family or remodeling a dated kitchen, homeowners are most often looking for increased natural light, a less formal vernacular, and a design that enhances the family values.

Middle right photograph by Pete Saloutos

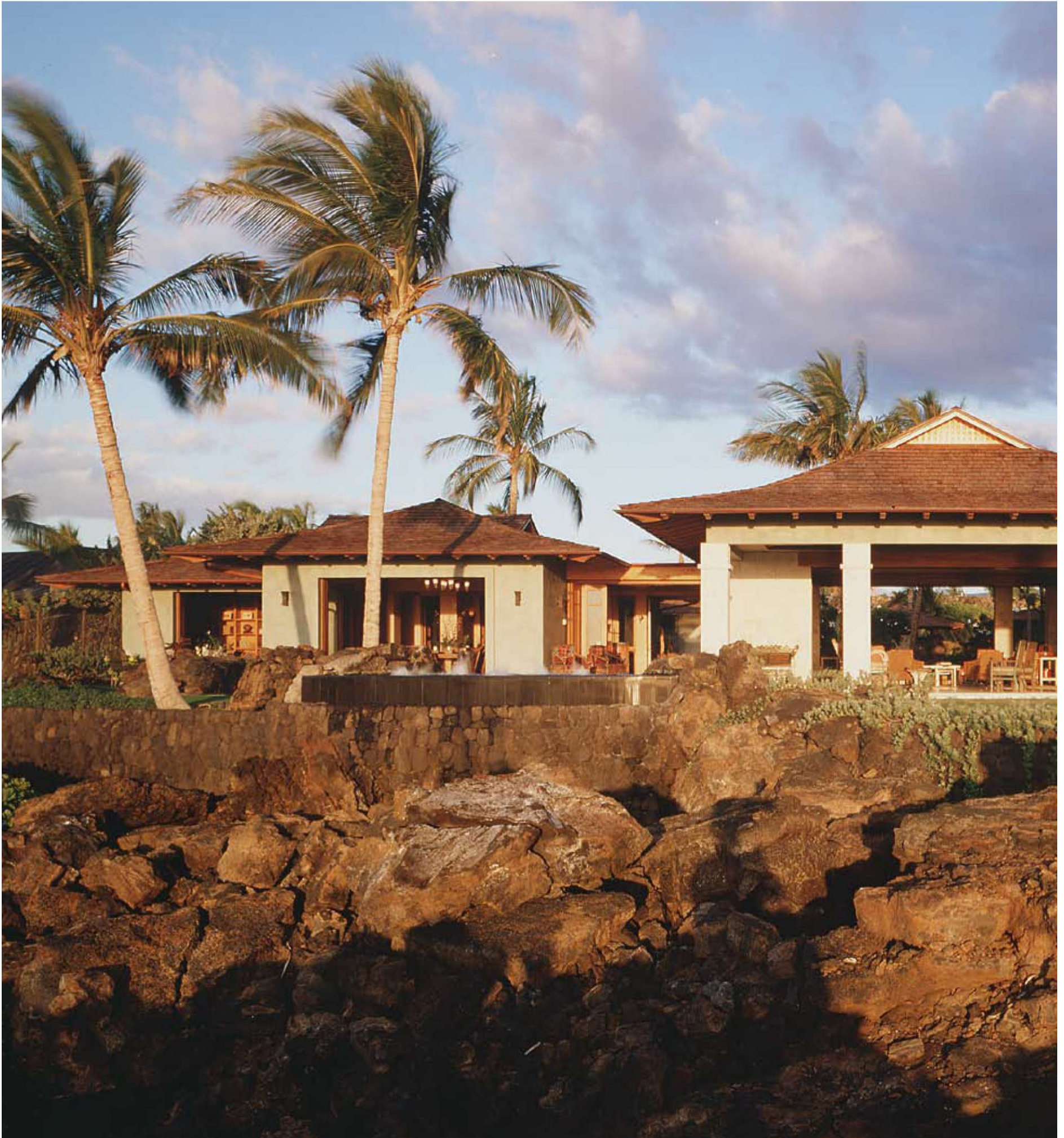
Facing page photographs by Brian Francis

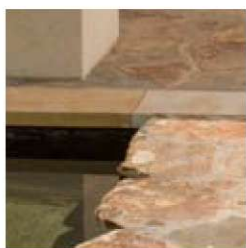
BOTTOM RIGHT: While never purported to be LEED certified, the home embraces sustainability in its longevity and sensitivity to the site through extended overhangs and long-lasting, locally sourced material. Despite its 4,000 square feet, the beach house is light on the landscape and draws out the nuances of the surrounding site.

Photograph by Brian Francis



de REUS ARCHITECTS









PREVIOUS PAGES: Mark de Reus, in association with Hart Howerton, designed this home on one of the prime coastal properties of Kuki'o, this six-bedroom residence is designed as a series of separate haies (buildings) within a garden. Starting with an understated stone entry inspired by the split temple gateways of Bali, the stone walkway leads past smaller pavilions to the open-air pavilion of the main hale.



FACING PAGE: The main hale includes the main gathering areas and the master bedroom suite that open onto wrap-around pools with views over historic anchialine ponds to the surf break of Kikaua Point and wider views of Uluweoweo Bay.

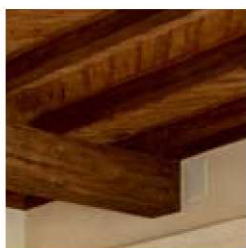
RIGHT: Responding to the owner's love of Maybeck and Green and Green architecture, the design of this residence was conceived as Craftsman style reinterpreted for its tropical setting. True to the principles of Craftsman, the design elements of this home were reduced to their simplest forms – that of shelter and framing views. The proportions and detailing grew out of the need to harmonize with the surroundings and blur the distinctions between interior and exterior, allowing one to live among the tropical gardens.

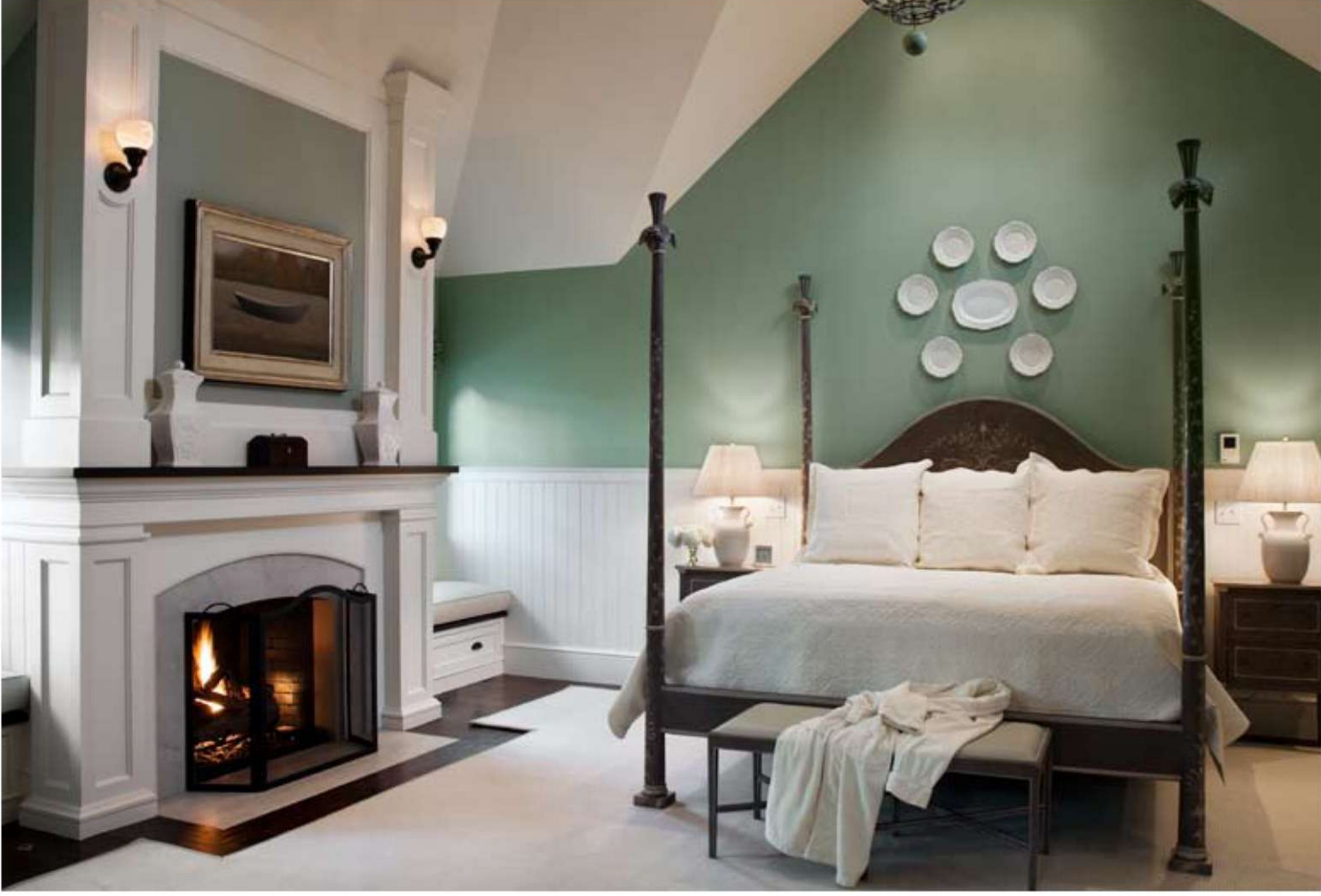
Photographs courtesy of de Reus Architects



MOREHOUSE MACDONALD & ASSOCIATES







BELOW & PREVIOUS PAGES: Designed around a handful of mature live oaks, the South Carolina home is the embodiment of site-specific architecture. Red cedar shingles and forest green trim satisfy the area's strict building guidelines and effectively tie the home into the natural landscape. The home's close proximity to Kiawah River necessitated that living spaces be elevated almost a full story, which allowed for the design of a wonderful arrival sequence for residents and guests. The theme continues as a stairway tucked in the glass-enclosed cupola leads up to the roof deck for a true tree house experience. Outdoor living spaces are no less spectacular in the rear with an eco-consciously sized pool and plenty of space to dine or lounge.

FACING PAGE: The open kitchen, dining room, and living area enjoy views to two—and from some vantages all—sides of the scenic property. As a nod to the rhythmic quality of the nearby river and ocean, the undulating ceiling treatment echoes the exterior detailing. The richly stained ceiling and hand-scraped black walnut floor are eloquently balanced by crisp white trimwork. In the home's private spheres, the level of detailing remains but the rich material palette is toned down in favor of lighter, freer color schemes.

Photographs by Sam Gray





RIGHT & FACING PAGE: Transformed from awkward interpretation of adobe to a sophisticated blend of the local vernacular and proper Spanish Colonial style, the Scottsdale, Arizona, home is defined by its thoughtful floorplan and impeccable design elements. Detail that seems possible only with a precise medium like wood is brilliantly achieved in Venetian plaster—even the fireplace mantel is plaster—which is a tribute to the melding of a classical East Coast perspective and the adept hands of Southwestern artisans. The organic quality of the plasterwork is complemented by the hand-hewn, distressed Douglas fir beams and board ceiling installed in a chevron pattern. Aside from the aesthetic value, deep overhangs were installed on the exterior, dark interior materials were relegated to the ceiling, and light materials were chosen for the walls and floor in order to minimize the amount of direct sun while maximizing the quality of light reflecting throughout the space.

Photographs by Sam Gray





ABOVE & LEFT: A new boat dock, mahogany cabana, re-proportioned exterior detailing, and a complete redesign of the interior architecture were part of the Italianate-style home's renovation. Carved from unused attic space, the study's angled pecky cypress ceiling adds an element of drama complementary to the expansive views across the great lawn to the Intracoastal.

FACING PAGE: Overlooking 1,100 acres of mountainous terrain dotted by shimmering ponds, the Woodstock, Vermont vacation home is loosely tied to the traditional farmhouse flavor of architecture but projects a much more contemporary and sophisticated vibe. Crafted onsite, the Douglas fir beehive roof has an intentionally weighty presence, celebrating the building's sense of permanence. With such a massive wall of windows that frames the ever-changing scenery and seasonal delights, built-in blackout shades are naturally a nighttime necessity.

Photographs by Sam Gray



Ehrlich Architects







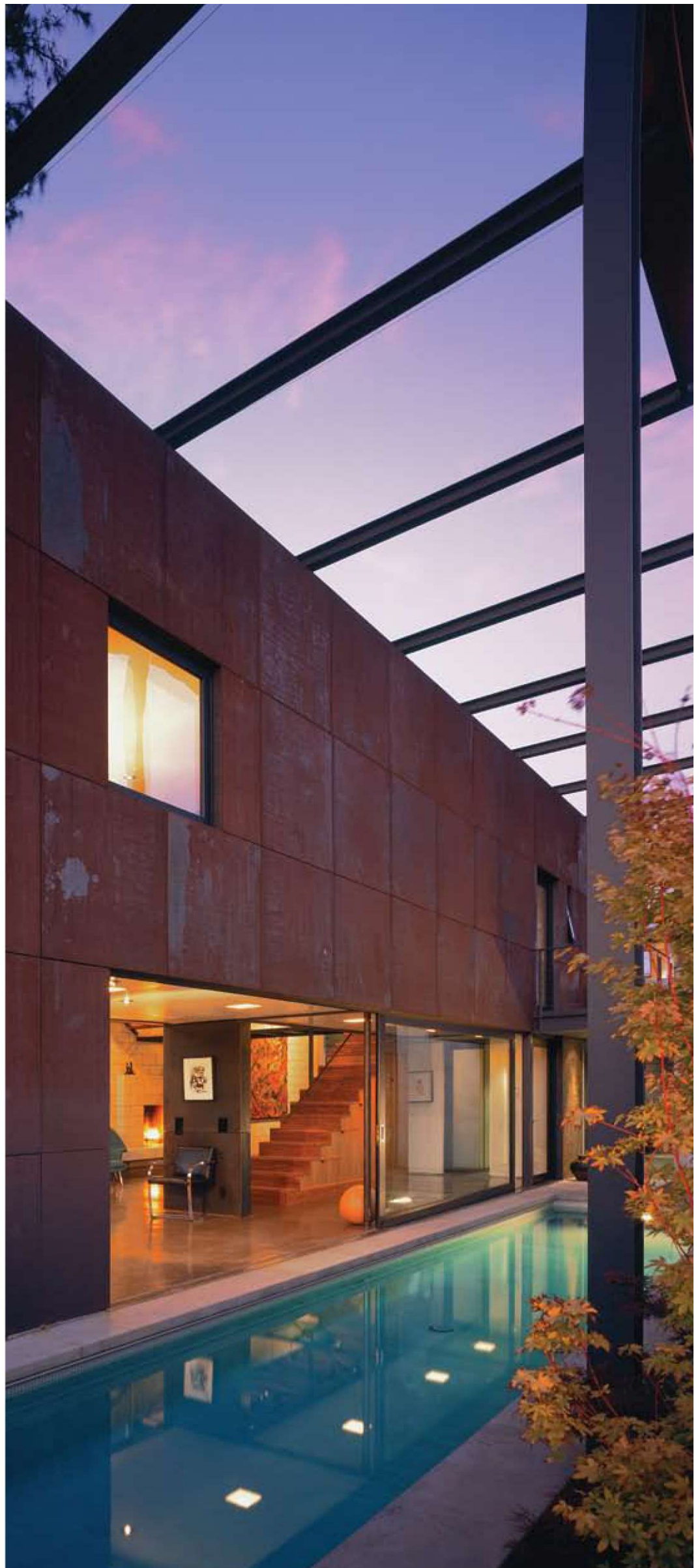
RIGHT: Venice, California, is a walking city, so the urban infill residence 700 Palms needed to be particularly sensitive to its surroundings. Replacing two tired mid-century bungalows on a narrow and long site, the new home and its adjacent studio are a study in positive and negative space; they reach out to the community without sacrificing privacy.
Photograph by Julius Shulman and Juergen Nogai

FACING PAGE TOP: Several mature trees figure prominently in the re-envisioned site. Massive glass doors easily slide open for an unmatched indoor-outdoor connection, not to mention natural ventilation. The open layout is comfortable for two yet easily accommodates gatherings of more than a hundred.
Photograph by Grey Crawford

FACING PAGE BOTTOM LEFT: In an honest expression of materiality, the exposed pipes still reveal some of the manufacturer's labeling, interior surfaces are paint-free, ceiling beams are unstained, and the stairway's construction is celebrated.
Photograph by Erhard Pfeiffer

FACING PAGE BOTTOM RIGHT: Each of the indoor spaces orients to at least one of the home's three courtyards. In the wintertime, sunlight transforms the iron-oxide-infused concrete floors and two-story masonry wall into beneficial thermal masses.
Photograph by Julius Shulman and Juergen Nogai

PREVIOUS PAGES: Colorful, operable shades block unwanted heat gain and offer privacy as the season or occasion necessitates. The combination of COR-TEN® steel, glass, copper, stucco, and Trex—an acrylic made of recycled materials—gives the architecture a decidedly modern edge.
Photograph by Erhard Pfeiffer



WILLIAM PECK & ASSOCIATES







RIGHT: The 2,500-square-foot net zero energy house features stained concrete flooring throughout and a midcentury modern aesthetic, reflected in the floating cabinets of the master bathroom. The porcelain tile walls make an excellent backdrop for any mirror installation, and the elevated cabinets bring ease of cleaning. The manmade, non-pervious quartz countertops in the kitchen also facilitate ease of maintenance; a glass tile backsplash adds warmth and beauty. Natural light floods the kitchen from the northern windows, which double as part of the house's ventilating system, allowing cool air to come in and hot air to escape.

Photograph by Graham Hobart



FACING PAGE: The west-facing entry posed a challenge in regards to reducing heat gain from that side while also maintaining a neighborhood street presence. The two-tiered shading device over the right wing offers an awning for afternoon shade and yet remains unattached to the wall to allow natural light in during colder months. The high angle of the roof over the entryway scoops down southerly winds to bring fresh air in, while a tubed steel shading device overhead provides shade from the afternoon western sun exposure. The pavers composing the front path and drive make up a permeable system to reduce storm water runoff. Inside, the windows surrounding the entertainment center were strategically placed to allow daylight in and keep glare out. The custom-made walnut dining table is set off by the cultured stone accent wall.

Photograph by Graham Hobart

PREVIOUS PAGES: Key in the brick and stone home's design was roof space for a solar panel array, carefully angled to optimize sun rays and galvanized for reflectivity. The south-facing windows pull air in for ventilation. Pre-existing trees serve as the pivot point for the L-shaped house and have been incorporated into the patio for an outdoor living area. Reclaimed drill stem columns support the shade-giving cedar trellis. The patio's blue fountain acts as an aeration system for the 4,000-gallon underground rainwater harvesting system.

Photograph by Graham Hobart



RIGHT: The 4,800-square-foot eco house master bedroom is the location of the lower solar chimney; aside from letting in fresh northern light, a remote button on the wall operates the upper windows to ventilate the house. Boxed pine beams give the illusion of a lower ceiling and forge proper proportions.

Photograph by Ricky Pearson Photography

BELOW: The exterior of the house is natural stone and stucco with a standing-seam metal roof, including a solar panel array. Two solar chimneys expel hot air and admit light. The water-wise landscape design integrated into the property creates interest without introducing more turf and water features.

Photograph by Ricky Pearson Photography





ABOVE: The great room comprises living, dining, and kitchen spaces on one side of a sliced natural stone separating wall, and a game room on the other. Each space features a different level of ceiling treatment for a distinct atmosphere within the house; reclaimed wood floors connect all the areas. White oak cabinetry and EnviroGLAS countertops pervade the room, and a large kitchen island accommodates a sitting area and breakfast bar; the dining area overlooks the patio and the pool.
Photograph by Ricky Pearson Photography



LEFT: The master bathroom's platform tub gives out to views of the backyard; ebony-stained floating cabinets accentuate the tile wall. A hydronic radiant heating system in the floor alleviates any discomfort from cold.
Photograph by Ricky Pearson Photography

JLS DESIGN







LEFT: Existing groves of mature aspens and gorgeous views prompted the dynamic architectural response that is sited above grade for the vistas and to prevent winter burial as snow accumulates on this sloping site in Alpine Meadows, California. A single curved roofline above the horizontal planes scales the structure and directs the eye out toward the views.

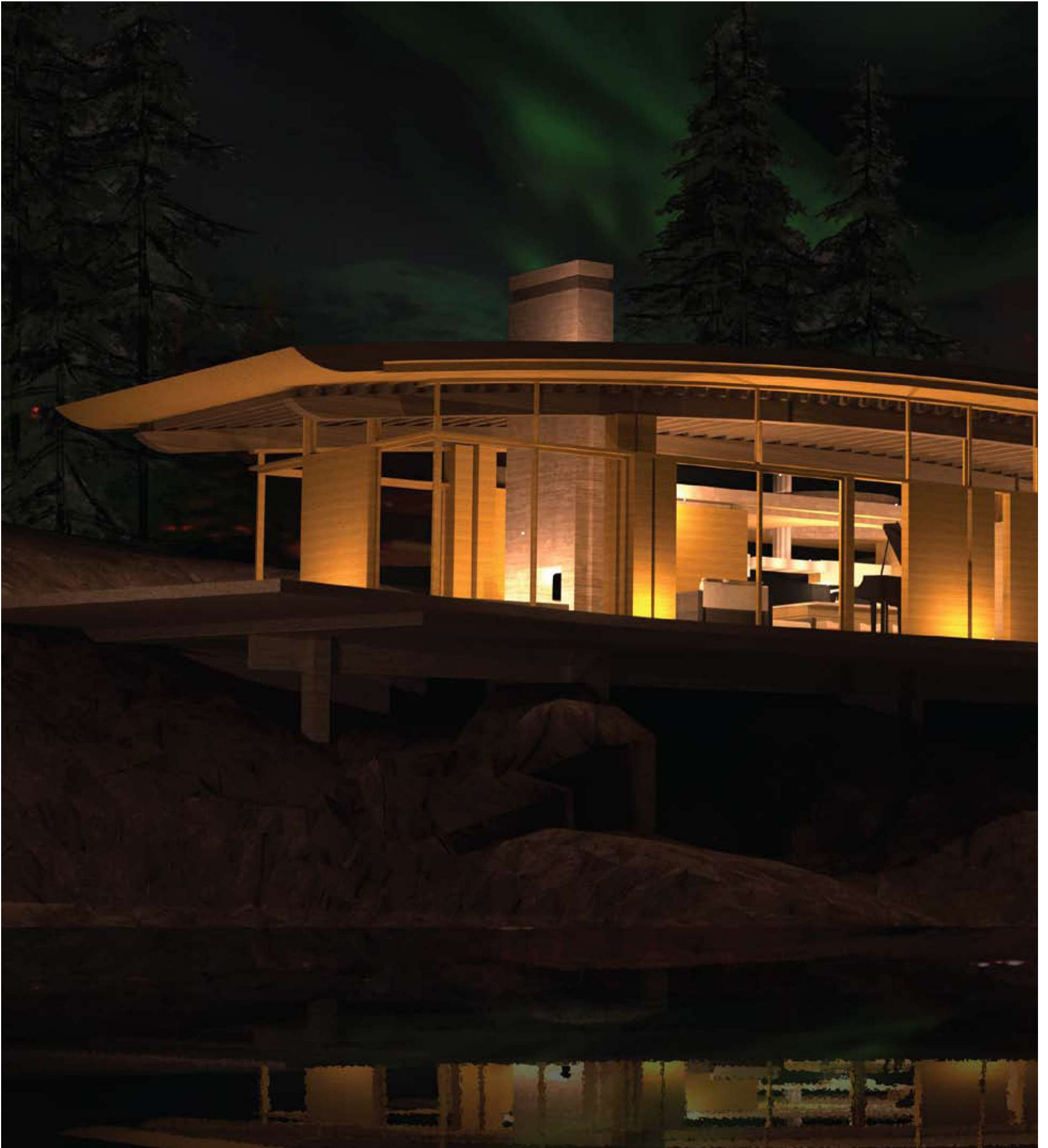


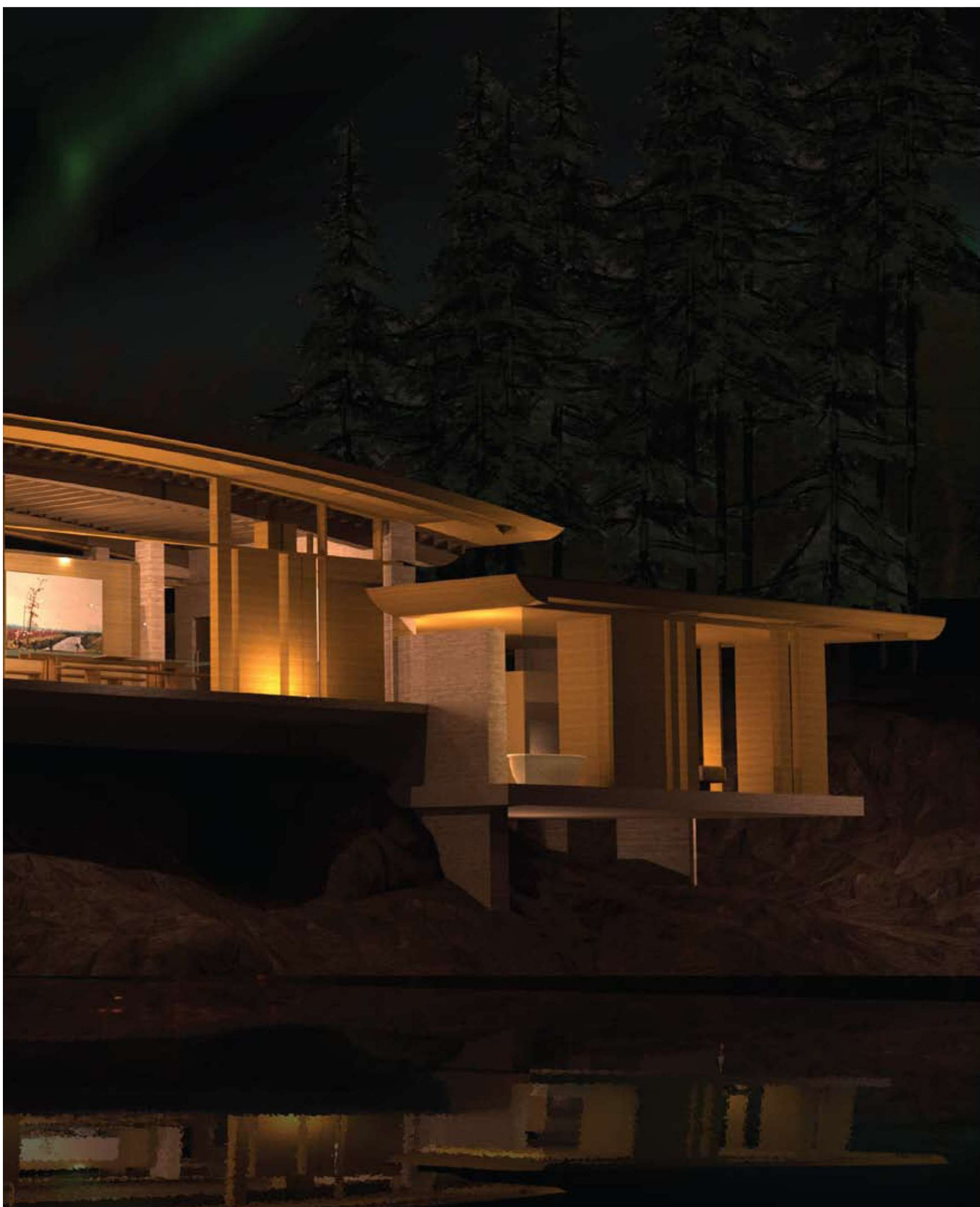
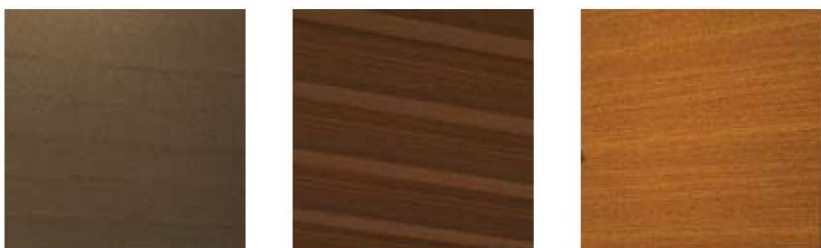
FACING PAGE: A 2,800-square-foot San Mateo, California, residence maintains the sensibility, simplicity, and contemporary essence of mid-century style while taking into account spectacular views with a 21st-century attitude. Reminiscent of the neighboring Eichler homes, the residence incorporates an entry courtyard that is executed to enhance the procession into the home as well as amplify an indoor-outdoor relationship. The simple structural language of exposed glulam beams flying out in support of cantilevered horizontal planes illustrates an open, uninterrupted space.

PREVIOUS PAGES: Sited to capture spectacular coastal views, the 4,600-square-foot Oregon home frames the stunning ocean vistas from each room while resting quietly in the natural surroundings. Tower elements facilitate uninterrupted site drainage, allowing the home to sit just below the precipice of the cliff top. A simple, low-maintenance exterior is crafted through sandstone-textured, cement-panel siding and exposed glulam beams. *Renderings courtesy of JLS Design*



OPENSOURCE ARCHITECTURE







TOP LEFT & PREVIOUS PAGES: Sharing similarities with the early Japanese Shinto temples in how the home frames nature, the residence overlooking Kootenay Lake reflects the homeowners' eastern philosophical values. Just one of five homes in progress for the extended family, the project is sited between the beach and the forest and will enjoy 360-degree views. A suspended concrete slab that hovers above the large boulders minimizes the footprint of the house on the site.

Photographs courtesy of Openspace Architecture



BOTTOM LEFT & FACING PAGE: Unlike many retreats in Whistler, the concrete and glass home incorporates a very different palette of materials. The European homeowner is a renowned photographer and has a passion for art. He wanted an ultramodern vacation home. Two intersecting triangles frame views of the distant mountains; the strong geometries are articulated around a curved concrete atrium garden. The powerful horizontal lines juxtaposed with the rambling mountainside and vertical trees provide a contrast to highlight the setting. Inside, the free-flowing layout includes generous space for art and sculpture.

Photographs courtesy of Openspace Architecture





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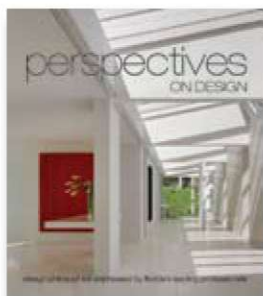
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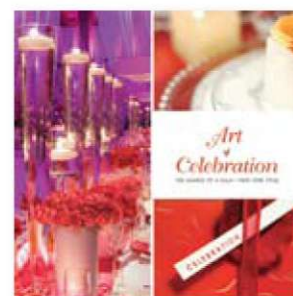
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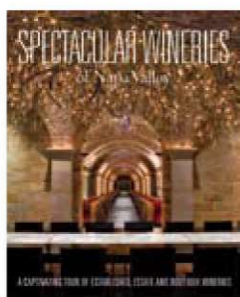
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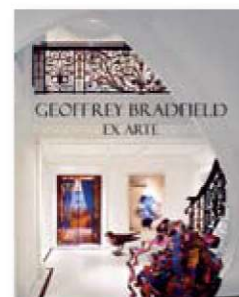
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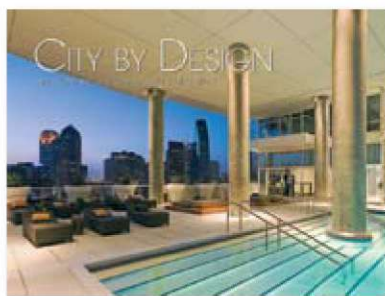
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21st Century HOMES

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